178.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,000 / 695,000
					USE VALUE:	695,000 / 695,000
					ASSESSED:	695,000 / 695,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS CHRISTOPHER/ETAL
Owner 2:	MCCAFFREY BRIDGET
Owner 3:	
Street 1:	74 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BODMER RICHARD V & LYN D -
Owner 2:	-
Street 1:	74 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,242 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1410 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5242.000	290,900		404,100	695,000
Total Card	0.120	290,900		404,100	695,000
Total Parcel	0.120	290,900		404,100	695,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.91 | /Parcel: 492.9

Legal Description

User Acct 120522

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,800	0	5,242.	404,100	694,900	694,900	Year End Roll	12/18/2019
2019	101	FV	227,200	0	5,242.	404,100	631,300	631,300	Year End Roll	1/3/2019
2018	101	FV	227,200	0	5,242.	340,600	567,800	567,800	Year End Roll	12/20/2017
2017	101	FV	227,200	0	5,242.	311,700	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	227,200	0	5,242.	265,500	492,700	492,700	Year End	1/4/2016
2015	101	FV	221,700	0	5,242.	230,900	452,600	452,600	Year End Roll	12/11/2014
2014	101	FV	221,700	0	5,242.	213,600	435,300	435,300	Year End Roll	12/16/2013
2013	101	FV	221,700	0	5,242.	203,200	424,900	424,900		12/13/2012

!13980!

PRINT

Date	Time
12/11/20	03:52:03

LAST REV

Date	Time
08/06/18	10:03:11

mmcmakin

13980

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BODMER RICHARD	32359-522		2/13/2001		375,000	No	No		
NEWMAN DENIS/ET	27500-390		7/22/1997		226,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2016	1115	Solar Pa	12,580	C				
7/18/2007	595	New Wind	5,632					
8/20/1999	540	Add Bath	3,485	C				PANTRY TO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
10/23/2008	Meas/Inspect	345	PATRIOT
7/16/2001	MLS	MM	Mary M
3/25/2000	Inspected	201	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5242		Sq. Ft.	Site		0	70.	1.10	7									404,082						404,100	

Total AC/HA: 0.12034 | Total SF/SM: 5242 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,082 | Spl Credit | Total: 404,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01383924
Adj $ / SQ:	171.085
Other Features:	81750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357325
Depreciation:	66462
Depreciated Total:	290863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

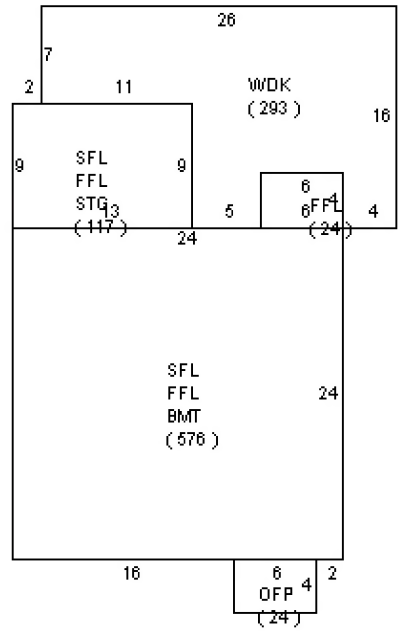
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.09
Special Features:	0	Val/Su Net:	120.21
Final Total:	290900	Val/Su SzAd	206.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	717	171.090	122,668
SFL	Second Floor	693	171.090	118,562
BMT	Basement	576	51.330	29,564
WDK	Deck	293	9.540	2,796
STG	Storage	117	7.820	914
OFP	Open Porch	24	44.610	1,071

Net Sketched Area:	2,420			Total:	275,575
Size Ad	1410	Gross Are	2420	FinArea	1410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

178.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	